

Land Auction

ACREAGE:

199.81 Acres, m/l
In 3 parcels
Henry County, IL

DATE:

Thursday
January 20, 2022
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag

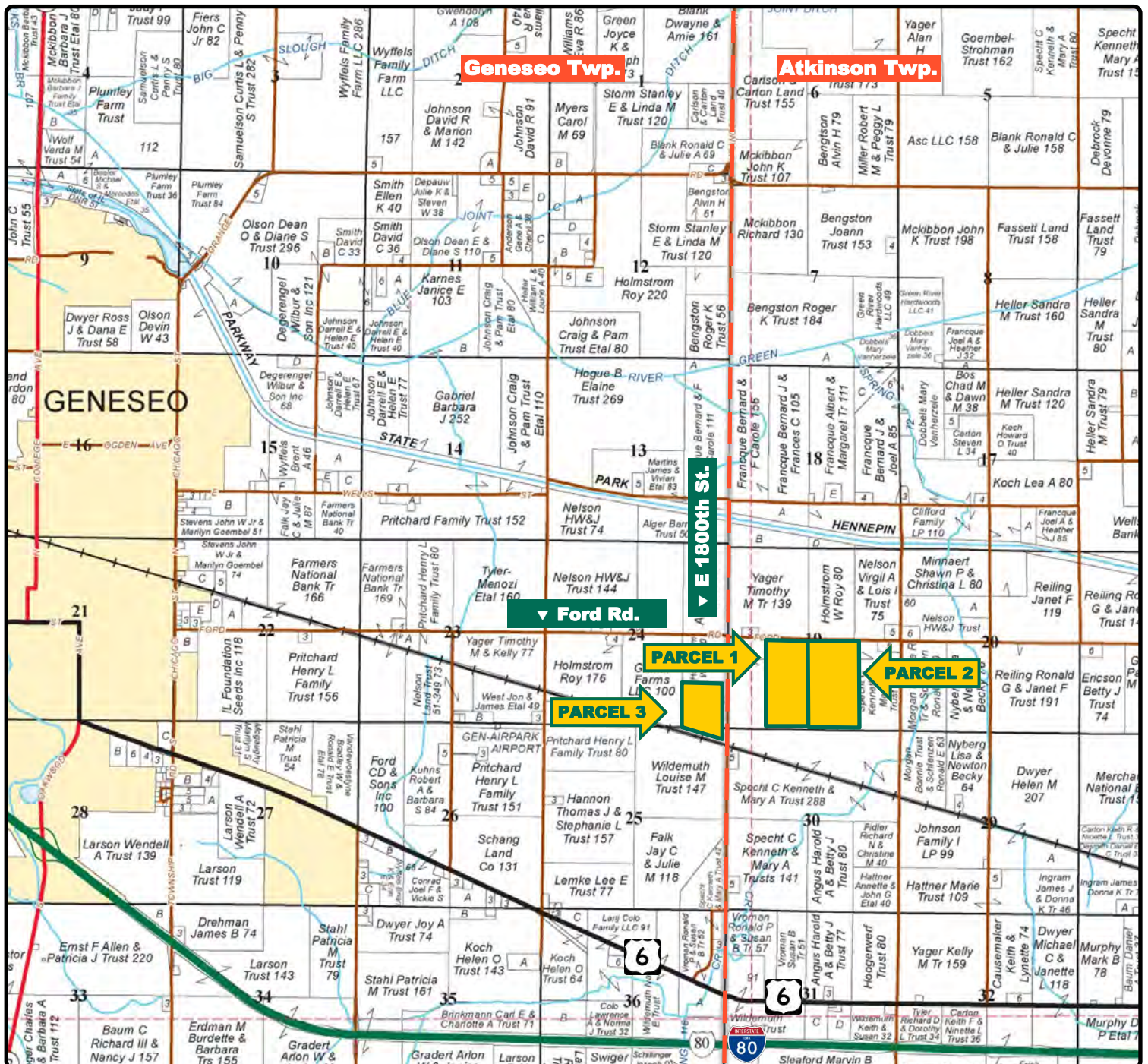


Property Key Features

- Excellent Opportunity to Invest in Quality Farmland
- High Percentage Tillable Cropland
- Located Near Geneseo, Illinois

Chad Kies, AFM
Designated Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
720 E. Culver Ct./ PO Box 9
Geneseo, IL 61254
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Map reproduced with permission of Rockford Map Publishers

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Parcel 1

FSA/Eff. Crop Acres: 70.26*
Corn Base Acres: 51.65*
Bean Base Acres: 17.03*
Soil Productivity: 142.40 P.I.

**Acres are estimated.*

Parcel 1 Property Information 71.50 Acres, m/l

Location

From Geneseo: go east on Ford Rd. for 3½ miles. The farm is on the south side of the road.

Legal Description

E½ SW¼, Section 19, Township 17 North, Range 4 East of the 4th P.M., Henry Co., IL.

Real Estate Tax

2020 Taxes Payable 2021: \$4,032.58
 Taxable Acres: 71.50
 Tax Parcel ID#s: 09-19-300-002

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 120, Tract 858
 FSA/Eff. Crop Acres: 70.26*
 Corn Base Acres: 51.65*
 Corn PLC Yield: 186 Bu.
 Bean Base Acres: 17.03*
 Bean PLC Yield: 55 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Elburn. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 142.40. See soil map for details

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

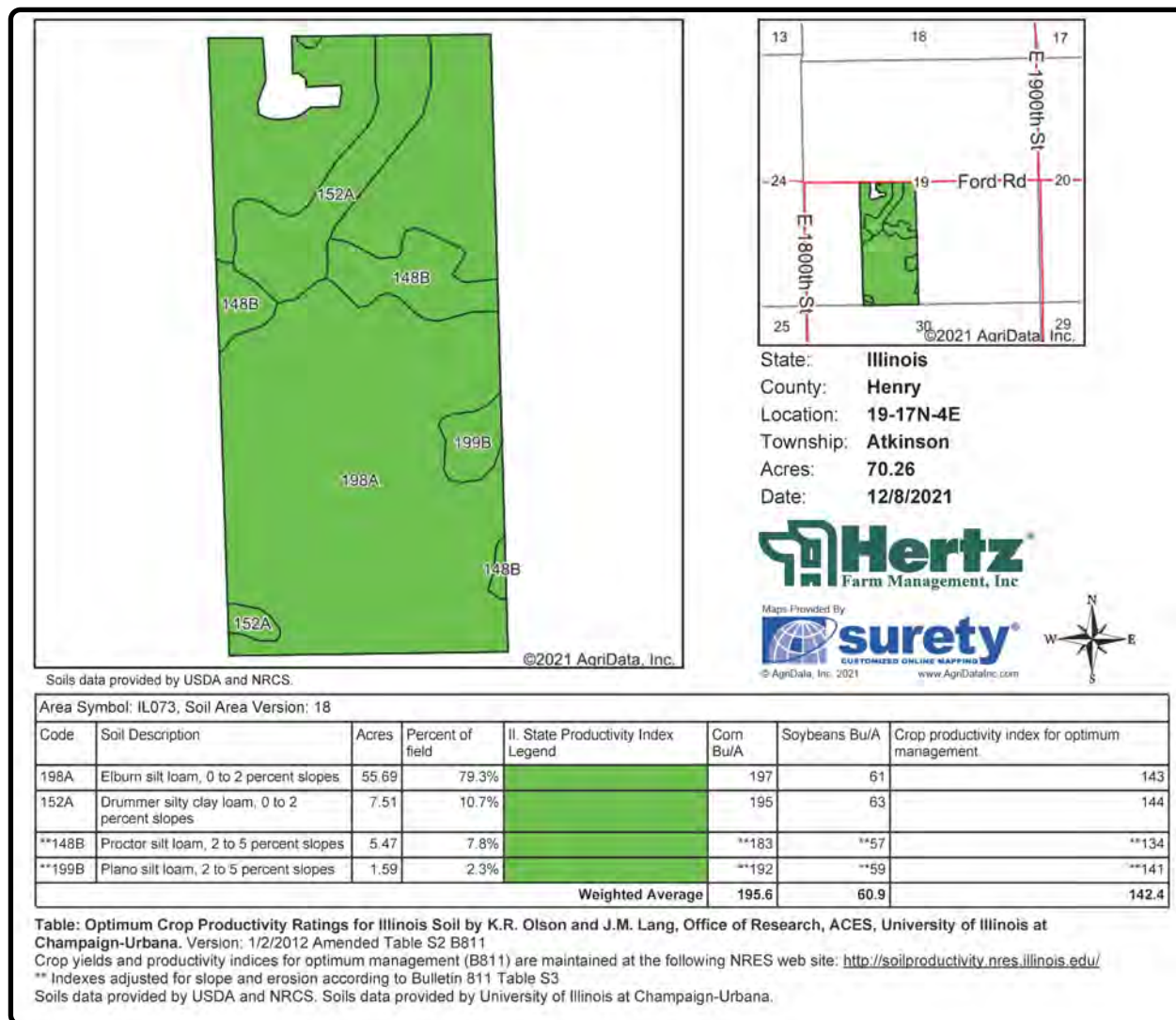
Level to gently sloping.

Drainage

Natural with some tile. No maps available.

Water & Well Information

There is one well located on this property.



Fertility Data

Soil tests completed in 2020 by SGS
North America, Inc.

pH: 6.4

K: 407

P: 80

*Data is for Parcels 1 & 2 combined.

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	199	-
2020	-	69
2019	196	-
2018	-	77
2017	265	-

Yield information is reported by crop insurance records.

*Yields shown include part of Parcel 2.

Buildings

- 48' x 108' Cattle Shed
- 36' Dia. Drying Bin w/ 13,000 Bu. Cap.
- 24' Dia. Storage Bin w/ 6,000 Bu. Cap.

Comments

If Parcels 1 and 2 sell to separate buyers, a survey will be required. Parcels will be sold subject to final surveyed acres.

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Parcel 2

FSA/Eff. Crop Acres: 79.87*
Corn Base Acres: 58.72*
Bean Base Acres: 19.37*
Soil Productivity: 142.10 P.I.

**Acres are estimated.*

Parcel 2 Property Information 80. Acres, m/l

Location

From Geneseo: go east on Ford Rd. for 3½ miles. The farm is on the south side of the road.

Legal Description

W½ SE¼, Section 19, Township 17 North, Range 4 East of the 4th P.M., Henry Co., IL.

Real Estate Tax

2020 Taxes Payable 2021: \$4,287.94
 Taxable Acres: 80.00
 Tax per Taxable Acre: \$53.60
 Tax Parcel ID#s: 09-19-400-001

Lease Status

Open lease for 2022 crop year.

FSA Data

Part of Farm Number 120, Tract 858
 FSA/Eff. Crop Acres: 79.87*
 Corn Base Acres: 58.72*
 Corn PLC Yield: 186 Bu.
 Bean Base Acres: 19.37*
 Bean PLC Yield: 55 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Elburn. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 142.10. See soil map for details

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently sloping.

Drainage

Natural, with some tile. No maps available.

Water & Well Information

None.

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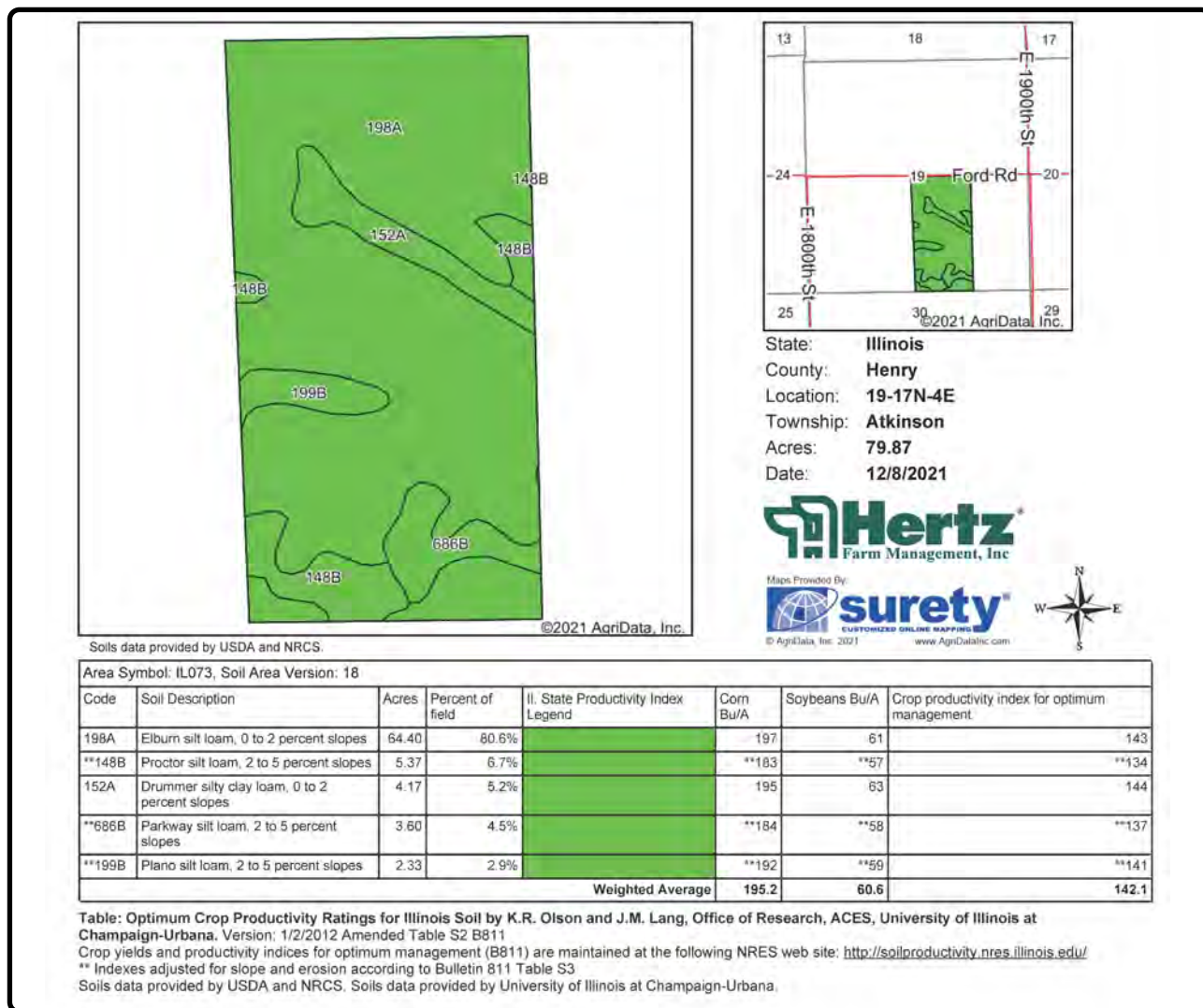
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Fertility Data

Soil tests completed in 2020 by SGS
North America, Inc.

pH: 6.4

K: 407

P: 80

*Data for Parcels 1 & 2 combined.

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	199	69
2020	225	69
2019	196	63
2018	261	77
2017	265	71

Yield information is reported by crop insurance records.

*Yields shown include Parcels 1, 2 & 3 combined.

Comments

If Parcels 1 and 2 sell to separate buyers, a survey will be required. Parcels will be sold subject to final surveyed acres.

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Parcel 3

FSA/Eff. Crop Acres:	48.30
Corn Base Acres:	35.59
Bean Base Acres:	11.74
Soil Productivity:	142.80 P.I.

Parcel 3 Property Information 48.31 Acres, m/l

Location

From Geneseo: go east on Ford Rd. for 3 miles, then south on E 1800 St for ¼ mile. The farm is on the west side of the road.

Legal Description

SE¼ SE¼ of S24, & all that part of NE¼ NE¼ of S25 lying north of the right of way of the Chicago, Rock Island, Pacific Railway, all in Township 17 North, Range 3 East of the 4th P.M., Henry Co., IL.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

2020 Taxes Payable 2021: \$2,394.94
Taxable Acres: 48.31
Tax per Taxable Acre: \$49.57
Tax Parcel ID #s: 08-24-400-004 & 08-25-200-002

FSA Data

Farm Number 120, Tract 859
FSA/Eff. Crop Acres: 48.30
Corn Base Acres: 35.59
Corn PLC Yield: 186 Bu.
Bean Base Acres: 11.74
Bean PLC Yield: 55 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Elburn and Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 142.80. See soil map for details

Mineral Rights

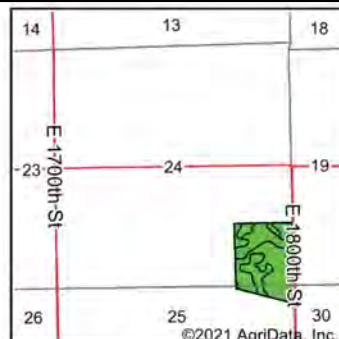
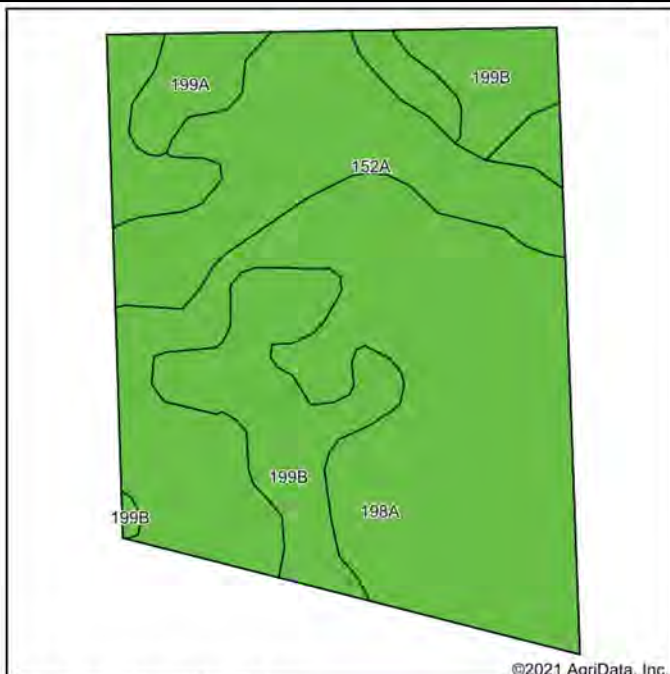
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil tests completed in 2020 by SGS North America, Inc.
pH: 6.5
K: 416
P: 66

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State: **Illinois**
County: **Henry**
Location: **19-17N-4E**
Township: **Atkinson**
Acres: **48.30**
Date: **12/6/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPS
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Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	28.26	58.5%		197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	9.55	19.8%		195	63	144
**199B	Plano silt loam, 2 to 5 percent slopes	8.70	18.0%		**192	**59	**141
199A	Plano silt loam, 0 to 2 percent slopes	1.80	3.7%		194	60	142
Weighted Average					195.6	61	142.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	-	69
2020	225	-
2019	-	63
2018	261	-
2017	-	71

Yield information is reported by crop insurance records.

*Yields shown include part of Parcel 2.

Land Description

Level to gently sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Parcel 1 - South Looking North



Parcel 2 - South Looking North



Parcel 3 - Southeast Looking Northwest



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Parcel 1 - Grain Bins



Parcel 1 - Cattle Shed



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Date: **Thurs., January 20, 2022**

Time: **10:00 a.m.**

Site: **Virtual Live Auction
Online Only
www.Hertz.ag**

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Henry County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Chad Kies at 309-944-7838 with questions.

Method of Sale

- Parcels will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are

matched with a high bidder and price.

- Seller reserves the right to refuse any and all bids.

Seller

Karen E. Manuel, Victor C. Manuel,
Jeffrey F. Lee and Gregory R. Lee

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Spencer Smith, License # 441.002375

Attorney

Justin M. Raver
Barash & Everett, LLC

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 15, 2022 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement. The Seller will credit the successful bidder at closing for the 2021 real estate taxes, payable in 2022.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

Survey

If Parcels 1 and 2 are sold to different buyers, a survey will be required and both parcels will be sold subject to the final surveyed acres.